

Virtual Comments and Public Comments for 3.16.21 City Council Meeting

VIRTUAL COMMENTS			
First Name	Last Name	Email	Concerns/Comments
Max	Carter	mcarter@guilford.edu	OPPOSE; Rezoning; 5908 Ballinger Road; Historical significance of the Battle of New Garden location
Rita	Jennings	ritajennin@aol.com	OPPOSE; Rezoning; 4123 & 4125 Lawndale Drive; Concerns regarding notice and future neighborhood impacts

Summary of Virtual Comments		
Topic	Number of Submissions	
Zoning	2	

Virtual Comments and Public Comments for 3.16.21 City Council Meeting

First Name	Last Name	Email	Agenda No./Item ID	Concerns/Comments
Bo	Rodenbough	brodenbough@brookspierce.com	#27/21-0145 #28/21-0188	FAVOR; Annexation/Original Zoning; 3922, 4000, 4002 Hickory Tree Lane
Eric	Page	ericpage@me.com	#29/21-0146 #30/21-0189	FAVOR; Annexation/Original Zoning; 257 Willowlake Road
Jonathan	Wolk	jonathan@wolk360.com	#29/21-0146 #30/21-0189	FAVOR; Annexation/Original Zoning; 257 Willowlake Road
Jason	Boudrie	jason@synergysportscenter.com	#29/21-0146 #30/21-0189	FAVOR; Annexation/Original Zoning; 257 Willowlake Road
Ben	Kuhn	bkuhn@rl-law.com	#29/21-0146 #30/21-0189	FAVOR; Annexation/Original Zoning; 257 Willowlake Road
Cox	William and Margaret	Chevrolet57@triad.rr.com	#29-21-0146 #30/21-0189	NEUTRAL; Annexation/Original Zoning; 257 Willowlake Road

Virtual Comments and Public Comments for 3.16.21 City Council Meeting

Ian	Phillips	ianp@crown-companies.com	#31/21-0167	FAVOR; Rezoning; 1300 Covered Wagon Road
Mike	Fox	MFox@tuggleduggins.com	#31/21-0167	FAVOR; Rezoning; 1300 Covered Wagon Road
Will	Stevens	will@pennres.com	#32/21-0195	FAVOR; Rezoning; 4123 & 4125 Lawndale Drive
Marc	Isaacson	marc@isaacsonsheridan.com	#32/21-0195	FAVOR; Rezoning; 4123 & 4125 Lawndale Drive
Marc	Isaacson	marc@isaacsonsheridan.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Nick	Blackwood	nick@isaacsonsheridan.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Jeremy	Troxler	itroxler@guilfordcollegeumc.org	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Dionne	Brown	dbrown@davenportworld.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Diane	Guinan	Dguinan22@yahoo.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Richard	Jordan	Jordansintheusa5@gmail.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Alan	Socol	asocol@gmail.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road
Beth	Socol	bsocol@gmail.com	#33/21-0187	FAVOR; Rezoning; 5908 Ballinger Road

Virtual Comments and Public Comments for 3.16.21 City Council Meeting

William	McNeil	mcneilplanning@gmail.com	#33/21-0187	OPPOSE; Rezoning; 5908 Ballinger Road; Email request to continue item sent to City Council	
Max	Carter	mcarter@guilford.edu	#33/21-0187	OPPOSE; Rezoning; 5908 Ballinger Road	

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- Submit comment regarding agenda item on the City Council agenda
- Request to speak to a Public Hearing Agenda item on the City Council agenda
- Request to speak to a specific agenda item on the City Council agenda

Name	Max Carter
Address	905 King George Dr. Greensboro
Phone Number	(336) 292-7316
Email	mcarter@guilford.edu
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public forum comment OR request to participate in public forum (Speaker from the Floor)

I would like to request to speak during the public forum (Speaker from the Floor)? No

I do not wish to speak. Please submit my comments to Council for the Public Forum

In the application for Heritage Community designation for the New Garden/Guilford College community, which the City Council unanimously approved, we presented to the Council the many historical events that occurred in the community of New Garden/Guilford College. One of the most significant was the Battle of New Garden, which preceded the Battle of Guilford Court House on March 15, 1781. The third skirmish of that three-hour long battle occurred at "The Crossroads," today's intersection of Ballinger, New Garden, and Fleming, adjacent to the property at 5908 Ballinger Rd. As Algie Newlin's book "The Battle of New Garden" recounts, some dozen soldiers fell in that final skirmish before Guilford Court House, and their bodies were buried there. Until the early 1900s, the burial ground was maintained through funds sent from England by descendants of the fallen British soldiers. A granite marker used to designate the site until it was removed in the 1920s by one of those descendants.

Over the years, the historical significance of the site has been forgotten, and when the intersection of Ballinger, Fleming, and New Garden was "improved," many of those graves were paved over. The construction of the credit union building more recently covered others. To develop the lot in question would complete the literal "paving over" of history.

Moreover, the Ballinger house standing on that property, a 1904 example of the "Quaker Type" of farmhouse architecture (featured in the Planning Department's Heritage Community brochure), is one of the defining historical features of the community. As we watch other defining features such as the Coble farmhouse and barn disappear, the character of this important Heritage Community is irrevocably lessened. Plans for the rezoning call for the demolition of that house.

I realize the pressures on the City Council in such rezoning issues, that tax revenue and "in-fill" often win the day in the presentations, but I would urge

you to consider other "value" to the city of Greensboro that such historical sites offer – and which are too rapidly disappearing.

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Name	Rita Jennings
Address	4300 Lawndale Drive Greensboro
Phone Number	(336) 707-1694
Email	ritajennin@aol.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number	21-0195
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I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting	No
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I do not wish to speak. Please submit my comment to Council Public Hearing Agenda item.

Due to a prior commitment I am unable to speak publicly at the 3/16/21 meeting, but please consider the following thoughts and observations regarding agenda item 32, ID 21-0195, rezoning 4123 & 4125 Lawndale Drive. My apologies if these comments are late, but I live exactly one house from the 600 feet required for notification and did not receive the information from my neighbor in time to submit comments before 5pm, 3/15/21. I spoke with the developer, Will Stevens, at length on 2/15/2021 prior to the request being heard at the Rezoning Board. I understand his plans for the properties and found Mr. Stevens to be a good listener. The problem is twofold: first, the neighborhood association was not given an opportunity to discuss the request with Mr. Stevens. This was addressed at the rezoning board according to the minutes and Mr. Stevens apologized to the association's President, Aaron Terranova. Considering that there is an active neighborhood association in the area, plans for these properties should be presented to the association for transparency and for the opportunity to hear the neighbors' response and interest and even opposition to the requests. Mr. Terranova explained his own lack of information about the rezoning request, and I can attest that the larger neighborhood has not been informed of requests that will affect the entire neighborhood. As mentioned earlier, I live 1 house away from the 600 feet designated area to be informed, and have had to go to great lengths to get information. The second part of the problem is that there was a lot of unsubstantiated assumptions made in the rezoning board meeting. I'd like the opportunity to correct some misinformed assumptions about our neighborhood and ask the city council to please consider what a change to rezoning will have on the area rather than these 2 lots and the future impact on the neighborhoods when rezoning property by property without a plan or vision.

for the area. Assumptions stated in the rezoning meeting call the area "uncared for". Mr. Collins described this section as a "lot of different uses on Lawndale between New Garden Road and between Pisgah Church and New Garden Road back to the Food Lion. It is not all residential. There are offices inside of houses and different things." "...Stretch of road is an eyesore and time for it to change." This stretch of Lawndale is like any other street in Greensboro or any city. There are homeowners who invest in their property and there are those who can't for a variety of reasons. There are a few properties that seem unmanaged, but look at the area as a whole. Across the street from the proposed rezoning is Devonshire, a beautiful, new, upscale patio home neighborhood. These buyers and homeowners did not invest in this lovely subdivision just to have the street leading to their neighborhood become a commercial district. Those of us who live in Courthouse Square care for our properties and do not want to access our homes via a commercial district. Does the Park District of Country Park, The Greensboro Science Center, and the Military Park want a commercial district as the entrance to their tranquil, nature inspired and preserved parks? There are properties on Lawndale that need attention, but the city council and the rezoning board should work with property owners to help them rather than destroy the entire neighborhood and turn it commercial. Commercial development is not the answer to cleaning up the area. It seems to residents of the area that there is no vision for this section of Lawndale, and no respect for the quality of life that residents enjoy. The quantity of traffic has increased significantly, especially with the opening of the 840 corridor. It is common to be awakened at 2:30 am to the sound of tractor trailers barreling up Lawndale. The amount of traffic, the speed of traffic, and the quality of traffic is creating problems that will only be compounded by changing the rezoning of properties along this area to commercial.

There are several roads in the city that are residential and also connect to major thoroughfares. North Holden Road from Benjamin Parkway to Spring Garden is a strictly residential street, with multiple lanes, and is an access point to Bryan Boulevard. Westridge Road is another example of a high traffic volume road, connecting to Bryan Boulevard and is also residential, not commercial. This is what we ask for on Lawndale Drive. Mr. Collins is correct in stating that there are businesses along this stretch, but the difference in those businesses housed in homes or former homes is that they maintain the residential character of the area rather than tearing down tree canopy and erecting nondescript, commercial, brick buildings with asphalt parking lots and additional entries to Lawndale Drive.

I am asking the City Council to please hold off on voting to rezone these 2 properties on Lawndale Drive and allow the neighbors and the developer to talk with each other; give the City Council time to study the area and consider how the residential character can be preserved and maintained like North Holden Road and Westridge; and to develop a long range plan for Lawndale Drive that is considerate of the established residents and neighborhoods. Thank you.

03/12/2021

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FAVOR

Name	Jonathan Wolk
Address	1010 Nicholwood Dr Raleigh
Phone Number	(919) 291-7622
Email	jonathan@wolk360.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number	21-0006 21-0146
I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting	No
I do not wish to speak. Please submit my comment to Council Public Hearing Agenda item.	Attending as part of the group presenting for the 257 Willowlake Rd rezoning and annexation. I may need to answer questions, but do not have anything to present directly.

03/15/2021

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FAVOR

Name	Jason Boudrie
Address	1021 Lydgate Dr Waxhaw
Phone Number	(704) 607-6183
Email	jason@synergysportscenter.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public forum comment OR request to participate in public forum (Speaker from the Floor)

I would like to request to speak during the public forum (Speaker from the Floor)?

Yes

21-0146

What is the topic?

Rezoning

03/15/2021

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FAVOR

Name	Ben Kuhn
Address	2840 Plaza Place, Suite 400 Raleigh, NC
Phone Number	(919) 280-8139
Email	bkuhn@rl-law.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number	21-0189
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I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting	Yes
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Do you have materials you would like to share during the meeting?	<input checked="" type="checkbox"/> Yes
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03/10/2021

City Council Virtual Comments Form

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FAVOR

Name Marc Isaacson

Address 804 GREEN VALLEY ROAD33
Greensboro

Phone Number (336) 609-5134

Email marc@isaacsonsheridan.com

Council Meeting Date Tuesday, March 16, 2021

Please select type of comment Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number ~~21-0032~~ 21-0187

I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting Yes

Do you have materials you would like to share during the meeting? Yes

Lord, Angela

From: Jeremy Troxler <noreply@formresponse.com>
Sent: Thursday, March 11, 2021 10:21 AM
To: Virtual Comment
Subject: Submit public forum comment OR request to participate in public forum (Speaker from the Floor)- Jeremy Troxler

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

FAVOR



City Council Virtual Comments Form

Name	Jeremy Troxler
Address	Street Address: 6114 Westwind Drive City: Greensboro
Phone Number	(336) 870-9980
Email	jtroxler@guilfordcollegeumc.org
Select the Council Meeting date your comment/speak request refers to	03-16-2021
Please select type of comment (only one per submission). I want to:	Submit public forum comment OR request to participate in public forum (Speaker from the Floor)
I would like to request to speak during the public forum (Speaker from the Floor)?	Yes 21-0187
What is the topic?	Adjacent Neighbor To Speak in Favor of Proposed Rezoning and Development of 5908 Ballinger Road

03/12/2021

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FAVOR

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Name Dionne Brown

Address 4600 Marriott Drive Suite 350
Raleigh

Phone Number (919) 948-3289

Email dbrown@davenportworld.com

Council Meeting Date Tuesday, March 16, 2021

Please select type of comment Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number 21-0187

I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting Yes

Do you have materials you would like to share during the meeting? No

03/11/2021

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FAVOR

Name	Diane Guinan
Address	5607 Robinridge Rd Greensboro
Phone Number	(336) 202-9174
Email	dguinan22@yahoo.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number	21-0187
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I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting	Yes
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Do you have materials you would like to share during the meeting?	No
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03/12/2021

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FAVOR

Name Richard Jordan

Address 5503 belvidere pl
Greensboro

Phone Number (336) 210-4774

Email jordansintheusa5@gmail.com

Council Meeting Date Tuesday, March 16, 2021

Please select type of comment Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number

~~-21-0032-~~ 21-0187

I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting Yes

Do you have materials you would like to share during the meeting?

No

03/15/2021

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FAVOR

Name Alan Socol

Address 5912 Ballinger Road
Greensboro

Phone Number (336) 420-1804

Email asocol@gmail.com

Council Meeting Date Tuesday, March 16, 2021

Please select type of comment Submit consent/business item comment OR request to participate in consent/business item

Consent/Business Agenda Item Number

~~20-0033~~ 21-0187

I would like to speak to the above-mentioned
Consent/Business agenda item during the meeting

Yes

03/15/2021

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FAVOR

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Name	Beth Socol
Address	5912 Ballinger Rd Greensboro
Phone Number	(336) 420-2024
Email	bsocol@gmail.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit consent/business item comment OR request to participate in consent/business item

I would like to speak to the above-mentioned
Consent/Business agenda item during the meeting

Yes

03/03/2021

City Council Virtual Comments Form

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OPPOSE

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Name William McNeil

Address 1014 Gretchen Lane, Unit D
Greensboro

Phone Number (919) 622-3303

Email mcneilplanning@gmail.com

Council Meeting Date Tuesday, March 16, 2021

Please select type of comment Submit public hearing comment OR request to participate in public hearing

Public Hearing Agenda Item Number ~~21-0221~~ 21-0187

I would like to speak to the above-mentioned Public Hearing agenda Item during the meeting Yes

Do you have materials you would like to share during the meeting? Yes

03/15/2021

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OPPOSE

Name	Max Carter
Address	905 King George Dr. Greensboro
Phone Number	(336) 292-7316
Email	mcarter@guilford.edu
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public forum comment OR request to participate in public forum (Speaker from the Floor)

I would like to request to speak during the public forum (Speaker from the Floor)?	Yes
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What is the topic?	Rezoning request for Ballinger Rd. property.
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Undecided
#29 & #30
Willow Lake

Name	William Cox
Address	2136 Huffine Mill Rd. Mcleansville
Phone Number	(336) 509-5899
Email	chevrolet57@triad.rr.com
Council Meeting Date	Tuesday, March 16, 2021
Please select type of comment	Submit public forum comment OR request to participate in public forum (Speaker from the Floor)
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I would like to request to speak during the public forum (Speaker from the Floor)?	Yes
What is the topic?	The use of the land, and how close to our property line will it be built and what will be built?
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